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(RECORDING INFORMATION ONLY ABOVE THIS LINE)
SEND TAX NOTICE TO:

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

HESTER DEVELOPMENT, INC.
5153 MEADOWBROOK ROAD
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY SIX THOUSAND DOLLARS and 00/100 (\$76,000.00) to the undersigned grantor, CHANCELLOR'S CROSSING, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto HESTER DEVELOPMENT, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6&7, ACCORDING TO THE MAP AND SURVEY OF SIDNEY'S PLACE, AS RECORDED IN MAP BOOK 33, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 433, DEED BOOK 142, PAGE 424, DEED BOOK 165, PAGE 115 AND DEED BOOK 234, PAGE 886.
4. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 180, PAGE 534, DEED BOOK 180, PAGE 536 AND DEED BOOK 229, PAGE 495.
5. RESTRICTIONS ON MAP AS RECORDED IN MAP BOOK 33, PAGE 74.

\$76,000 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CHANCELLOR'S CROSSING, LLC, by its MANAGER, GARY L. THOMPSON, SR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of June, 2004.

CHANCELLOR'S CROSSING, LLC
By: Gary L. Thompson, Sr.
GARY L. THOMPSON, SR., MANAGER

STATE OF ALABAMA)


COUNTY OF SHELBY)

20040720000401470 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
07/20/2004 08:58:00 FILED/CERTIFIED

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMPSON, SR., whose name as MANAGER of CHANCELLOR'S CROSSING, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 24th day of June, 2004.



Notary Public



My commission expires: 9.29.06